WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,250.00

Elisha Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2011.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elisha Miller and wife, Melelia Miller	Elisha Miller	05201022000
(NAME)	(NAME)	
2950 River Court	2950 River Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Charlotte Castro, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELISHA MILLER AND WIFE, MELELIA MILLER, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. Twenty Three (23) and the east one-half of Lot No. Twenty Four (24) of Block "A" of the Madison Park Subdivision as shown by plat of record in Book 843, Page 75 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Willie Dabbs Binkley by Warranty Deed from Fred Owen and wife, Maye Brown Owen which deed is dated September 5, 1939 and recorded in Book 1115, Page 311, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; AND SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF MADISON PARK SUBDIVISION OF RECORD IN BOOK 843, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND RESTRICTIVE COVENANTS OF RECORD IN BOOK 1115, PAGE 311, SAID REGISTER'S OFFICE, EXCEPT THOSE RESTRICTIONS IN VIOLATION OF TITLE 42 OF THE UNITED STATES CODE.

BILL GARRETT, Davidson County
Trans:T20110045229 DEEDWARR
Recvd: 07/26/11 13:40 2 pgs
Fees:13.00 Taxes:237.73
20110726-0057166

unimproved ☐

This is improved ☑ property, known as 305 Madison Blvd., Madison, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of July, 2011.

Charlotte Castro

Charlotte Castro, Conservator for Willie Dabbs Binkley by Order Authorizing Sale of Real Property in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Case No. 10P1528

STATE OF TENNESSEE

COUNTY OF Davidson

On this 25th day of July, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charlotte Castro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Deanie L. Gregory

Notary Public, DEANIE L. GREGORY

My Commission Expires:
March 03, 2014

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115